

Zoning

Winchester Boulevard and Santana Row/Valley Fair Urban Villages



Overview and Legal Basis

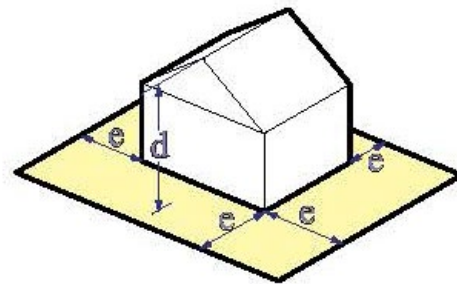
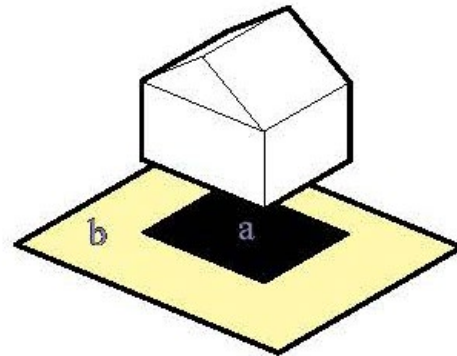
While the General Plan sets the broad parameters for growth and establishes future land use patterns, Zoning Ordinance is the local law that defines the allowable uses and development standards for each property within the community. **Zoning provides the legal and enforceable land use regulations to carry out the policies set forth in the City's General Plan.** State law permits the City to regulate the height, location, or size of buildings and the uses to which buildings and land may be put.

Purpose

Zoning ensures that land is used in a manner that best serves the health, safety, and general welfare of the entire community. Zoning separates land uses that are incompatible with each other. It does this by limiting industrial, commercial, and residential development to specified areas or zones; these zoning districts (e.g. single-family residential, multi-family residential, commercial, and industrial) indicate the type of development that may be built on all parcels within each district. Zoning also regulates the **setbacks** of structures from property lines and **the height**.

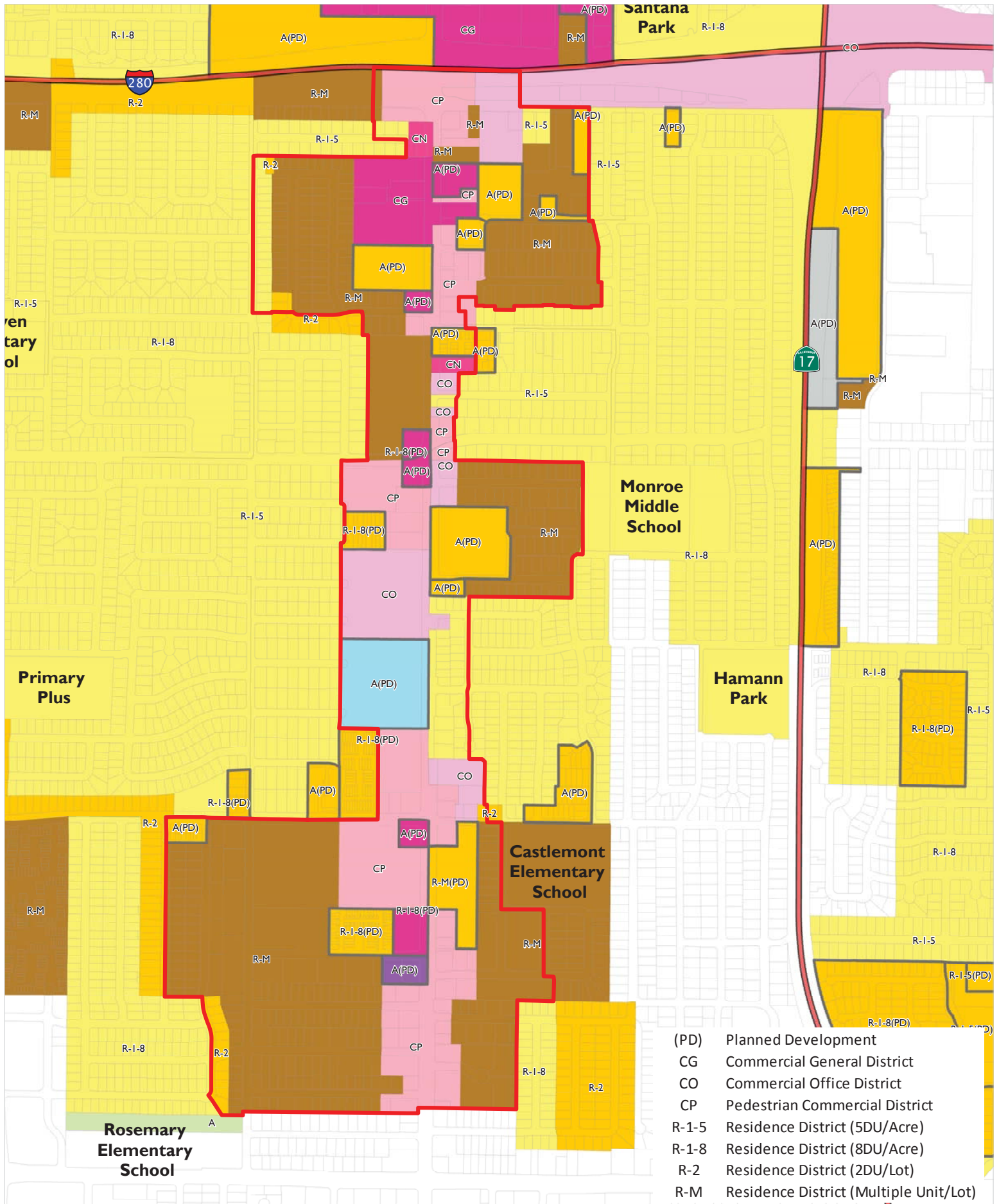
Rezoning Process

In order to permit a project that conforms to the General Plan land use designation, the City can change the zoning classification on the parcel of land in question. There are two types of amendments to Zoning Ordinance: 1) reclassification of the zoning of a specific property, commonly called "**rezoning**"; and 2) changes in the permitted uses or regulations on property within particular zones or citywide, commonly called "**Zoning Ordinance changes**". Each proposed rezoning is reviewed for consistency with the property's General Plan land use designation. **All zone changes must be approved by the City Council.**



The Building envelope specifies height limits(d), and setbacks (e), as well as the percentage of a site that may be covered by buildings (a/b).

Winchester Boulevard Urban Village Zoning Map



- Winchester UV Boundary
- Planned Development Zoning District

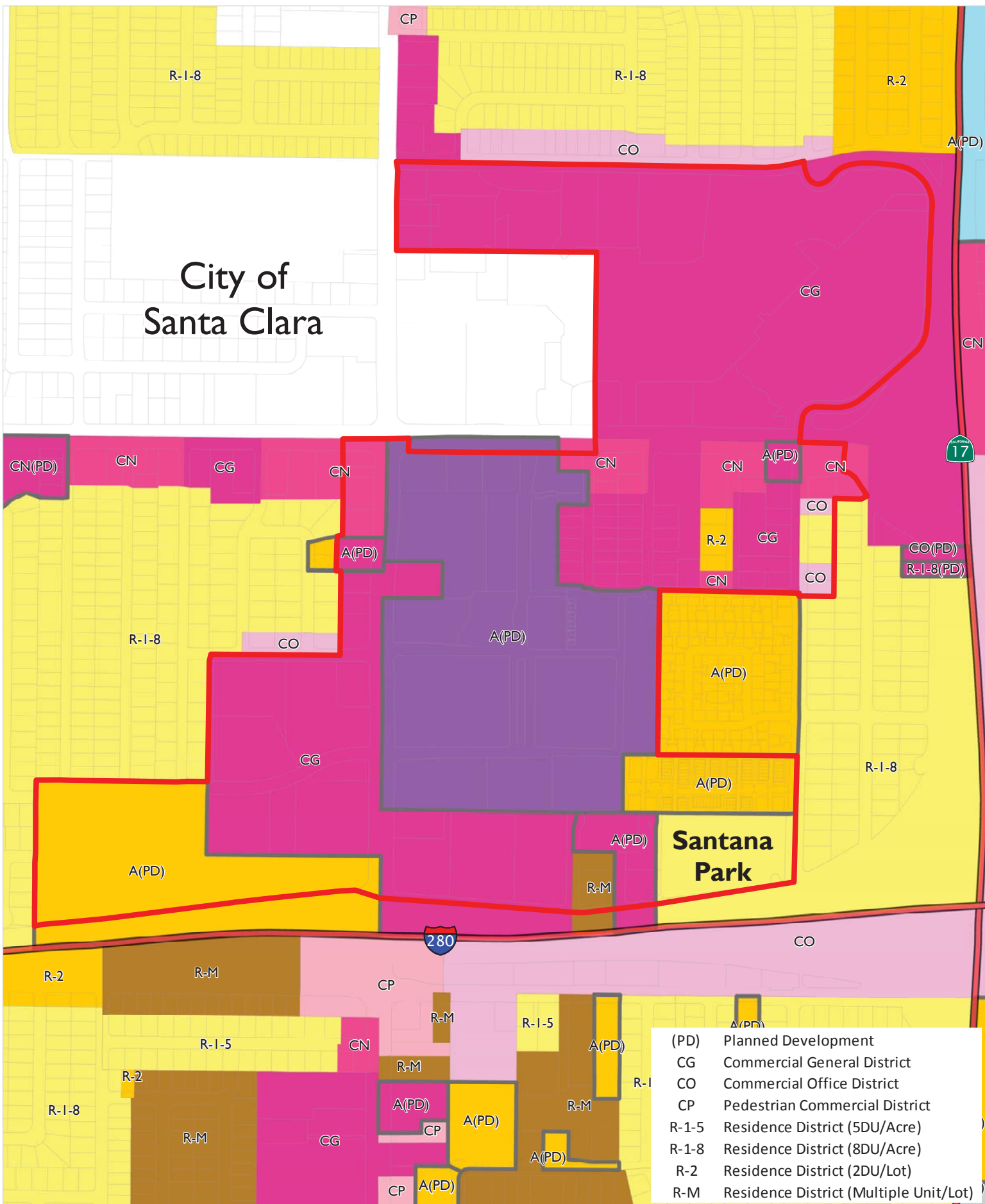
Santana Row/Valley Fair Urban Village Zoning Map

City of
Santa Clara

**Santana
Park**

- | | |
|-------|--|
| (PD) | Planned Development |
| CG | Commercial General District |
| CO | Commercial Office District |
| CP | Pedestrian Commercial District |
| R-1-5 | Residence District (5DU/Acre) |
| R-1-8 | Residence District (8DU/Acre) |
| R-2 | Residence District (2DU/Lot) |
| R-M | Residence District (Multiple Unit/Lot) |

- Santana Row / Valley Fair Boundary
- Planned Development Zoning District



Definitions

Residential Zoning Districts

1. **R-1 Single-Family Residence District.** The purpose of the single-family residence district is to reserve land for the construction, use and occupancy of single-family subdivisions. The allowable density range for the R-1 districts is one to eight dwelling units per acre.
2. **R-2 Two-Family Residence District.** The purpose of the two-family residence district is to reserve land for the construction, use and occupancy of single-family and two-family subdivisions. The allowable density range for the R-2 District is eight to fourteen and one-half dwelling units per acre.
3. **R-M Multiple Residence District.** The purpose of the multiple residence district is to reserve land for the construction, use and occupancy of higher density residential development.
4. **R-MH Mobilehome Park District.** The purpose of the mobilehome park district is to reserve land for the construction, use and occupancy of mobilehome development.

Commercial Zoning Districts

1. **CO Commercial Office District.** The CO Commercial Office District is a district in or near residential areas or between residential and commercial areas. This district is intended to be a low-intensity office zone that allows for a scale of offices in or adjacent to residential neighborhoods. Larger scale office development can be permitted upon approval of the planning commission, or city council on appeal, through the conditional use permit process.
2. **CP Commercial Pedestrian District.** The CP Commercial Pedestrian District is a district intended to support pedestrian-oriented retail activity at a scale compatible with surrounding residential neighborhoods. This district is designed to support the goals and policies of the general plan related to Neighborhood Business Districts. The CP Commercial Pedestrian District also encourages mixed residential/ commercial development where appropriate, and is designed to support the commercial goals and policies of the general plan in relation to Urban Villages. This district is also intended to support intensive pedestrian-oriented commercial activity and development consistent with general plan urban design policies.
 - This district may be located, in addition to areas of the city that have a commercial land use designation in the general plan, in areas that have an Urban Village land use designation. In these locations, the uses and development in this district are intended to be in conformance with applicable approved Urban Village Plans. The type of development supported by this district includes Neighborhood Business Districts, neighborhood centers, multi-tenant commercial development along city connector and main streets as designated in the general plan, and small corner commercial establishments. New development should orient buildings towards public streets and transit facilities and include features to provide an enhanced pedestrian environment.

3. **CN Commercial Neighborhood District.** The CN Commercial Neighborhood District is a district intended to provide for neighborhood serving commercial uses without an emphasis on pedestrian orientation except within the context of a single development. This district also differs from the CP Commercial Pedestrian District in that there is no limit on the size of the stores. The type of development supported by this district includes neighborhood centers, multi-tenant commercial development along city connector and main streets, and small corner commercial establishments.
4. **CG Commercial General District.** The CG Commercial General District is a district intended to serve the needs of the general population. This district allows for a full range of retail and commercial uses with a local or regional market. Development is expected to be auto-accommodating and includes larger commercial centers as well as regional malls.
5. **The PQP Public/Quasi-Public District** is intended to provide for publicly serving uses on lots that are designated Public/Quasi-Public on the General Plan Land Use/Transportation Diagram. The publicly serving land uses within this district can include schools, colleges, research institutions, corporation yards, homeless shelters, libraries, fire stations, water treatment facilities, convention centers with integrated hotels and restaurants, auditoriums, museums, governmental offices, airports, stadiums, and other similar publicly-oriented institutional land uses with associated incidental commercial uses supporting such publicly-oriented institutional land uses. This district may also accommodate private schools, daycare centers, hospitals, public utilities, and the facilities of any organization involved in the provision of public services such as gas, water, electricity, and telecommunications facilities that are consistent in character with established public land uses. Private community gathering facilities, including those used for religious assembly or other comparable assembly activity, may also be considered. The appropriate intensity of development can vary considerably depending on potential impacts on surrounding uses and the particular Public/Quasi-Public use developed on a site.

Planned Development Zoning District

- A property's zoning designation can be changed to an established, conventional zoning district or through the Planned Development (PD) rezoning process. Frequently, proposals for rezoning involve projects that are complex or that require specific land use controls to ensure compatible development. In these cases, a Planned Development zoning may be required. Each PD zoning district is separate and unique. This allows the zoning to be fine-tuned to the particular characteristics of each property and neighborhood.